Scale Bar

0 25m 50m

10m 20m 30m 40m

Schedule:

Dwelling Unit Mix:
1 Bed units = 4no (4%)
2 Bed units = 30no (31%)
3 Bed units = 39no (41%)
4 Bed Units = 23no (24%)

Total Number of Dwelling Units = **96no**

Total Site Area = **37,500m² or 3.75ha**

Public Open Space (POS):
Overall area including landscape buffer = **4,900m²**
POS area equal to 13% of site area

Developable Area:
3.75ha - 0.49ha = 3.26ha
Therefore, Site Density =
96units ÷ 3.26 = **29.45units/ha**

Parking Provision:
Excluding garages, each dwelling unit generally has a min. of
2no parking spaces
(1 bed + some 2 bed units have 1.5no parking spaces allocated)

Affordable Units:
30% of total number of units = **29no units**

Suggest mix:
4no 1-Beds (14%)
15no 2-Beds (52%)
9no 3-Beds (31%)
1no 4-Bed (3%)

NB: A min. 60% of the housing is to be affordable rented tenure, including any 4-Bed dwellings

● Indicates suggested locations for Affordable Units

Do not scale, use figured dimensions only. All discrepancies to be notified to Artech Designs Limited.
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* Refer to BSP Consulting information for all associated road improvement works and access design and details

Indicative Site Layout Plan

Revision	Description	Date
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AFS Dean

Proposed Residential Development
Land North of Wilsford Lane
Ancaster, Grantham, Lincolnshire

Drawing:	Indicative Site Layout Plan
Status:	Planning
Scale:	1:500 @ A1
Date:	May 2020
Drwg. No:	1520D/002
Revision: .	Drawn by mdf

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